



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **98 HIGH STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

98 HIGH STREET

PT LT 1, BLK 11, PL 69, SUTTON, AS IN R651495, GEORGINA.

03504-0164 (LT)

REASONS FOR DESIGNATION

The property at 98 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

Constructed prior to the year 1868 and known informally as the Cuttle House, the building is one-and-a-half-storeys and is clad in buff brick. The property is representative of a mid-19th century Victorian house, situated in a village-like setting. The architectural design is an adaptation of Italianate elements to a Gothic Revival house and represents a combination of the two styles. Gothic Revival elements include the L-shaped plan of the house, with a prominent gable oriented to the street. The decorative vergeboard on the front gable, as well as the brackets at the ground floor bay window, and the paired round headed windows on the second storey above the bay window. The wooden porch with decorative columns, balustrade and brackets, is not original to the house and is not considered a heritage attribute.

The property is important in defining, maintaining, and supporting the character of the historic core of the Village of Sutton. This residential property known as 98 High Street is deeply set back from the street, directly adjacent to a commercial storefront at 100 High Street, which begins to form a street wall along High Street, being located at the lot line. The contrast of the two building types demonstrates the incremental evolution of the historic main street from a rural area to a commercial area as the town grew. The building on its own is important in defining and maintaining the character of this area through its scale and relationship to the street, as a house-form building at the extreme west end of the residential area of High Street, before it transitions to a commercial area to the west. The building demonstrates the early development of this area, and the residential character of this part of the historic main street of the Village of Sutton, predating further infill along the street which is set closer to High Street.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The residence has design and physical value because it is representative of Victorian style with Gothic Revival and Italianate elements. The building is clad in buff brick and features bargeboards, bay windows, arched windows and shutters; and an ornate front veranda.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street (High Street) of the historic village. 98 High Street, together with the adjacent properties at 100 and 96 High Street, define, maintain, and support the mid 19th century small-scale mixed-use character of High Street at an intersection where the commercial strip begins its transition to residential.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings. Set well back from High Street, it maintains a distinctive spatial relationship with the street and its neighbouring properties. The building demonstrates the early development of this area

and reflects the residential character of this portion of the main street of the Village of Sutton, predating later infill that was constructed closer to the street.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 98 High Street as a representative example of Georgina's 19th century Victorian style with Italianate and Gothic revival elements:

- The one and a half storey height, scale, L-shaped form, and massing with a prominent gable.
- On all elevations, the buff brick cladding.
- On the principal (east) elevation facing High Street, the buff brick elevation, with wood brackets, the prominent gable with vergeboard, the segmental arch windows on the ground level three-sided bay, the front door opening with transom, the paired ground floor window openings, and the paired round headed window openings on the second level above the bay window.
- On the secondary (south) elevation, the wooden one-storey square bay window, and the prominent gable with vergeboard.
- On the principal elevation, the arrangement and size of the window openings, and the location and size of the entrance including the transom.
- The red brick chimney.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 98 High Street as maintaining the historic character of Sutton and as being physically, functionally, visually and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the structure on its lot fronting onto High Street, set back significantly from the street.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. Charles Ross and Jocelyn Elaine Dekter are the owners of 98 High Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **32 RIVER STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

32 RIVER STREET

PT LT 68 PL 290 N GWILLIMBURY AS IN R688618; GEORGINA

03479-0035 (LT)

REASONS FOR DESIGNATION

The property at 32 River Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

Constructed circa 1850, Maplehurst has design and physical value because it is representative of Regency style in Georgina. The two-storey building is clad in brick which has been painted and has a hipped roof. An expansive veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner, typical of the Regency style. The house has large openings with single-hung two-over-two windows. The main entrance is Neoclassical inspired with symmetrical sidelights and transom.

The principal façade is oriented toward the town, while the west elevation fronts the river. Picturesqueness was an integral feature of the early 19th century Regency style villas and cottages, and Maplehurst is an example, set within a landscape with maple trees overlooking Black River.

The property has historical and associative value because it has direct association with several notable community members in Sutton. William Barnard, who once owned a general store in Sutton, built the house circa 1850. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. Mr. Summerfelt, operator of the local flour mill, later purchased the home and constructed a swing bridge across the river to connect with the mill on the west bank for convenience. The property was subsequently sold to Mr. Ramsden, who in 1914 transferred ownership to the Holborn family. The Holborns became well known in the community through Holborn Hardware, a store located on High Street that operated at the same location for over 90 years (1904–1996), run by three generations of the family. Maplehurst, named after the maple trees surrounding it, has contextual value as a Regency villa set within a picturesque landscape with views of the Sutton Mill and Black River. It is located in the historical core of Sutton and was constructed during the early development of the area. The property is in proximity to other key historical sites in Sutton including St. James Anglican Church at 31 River Street located across the street and the Sutton Mill at 141 High Street across the river.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The house has design and physical value because it is representative of Regency style set within a picturesque landscape. It features a hip roof and wraparound veranda with a canopy-like roof wraps around the building and terminates in a curved form at the southwest corner; typical of the Regency style inspired by tropical climates. The house has large openings with single-hung two-over-two windows and the main entrance is Neoclassical-inspired with symmetrical sidelights and transom.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property holds historical and associative value through its connections to several notable community members. William Barnard, who once owned a general store in Sutton, was an early owner of the site. Prior to that, a small cottage occupied by Canon Ritchie, the Anglican Church Minister, stood on the property before being relocated. The home was later purchased by Mr. Summerfelt, operator of the local flour mill, who subsequently sold it to Mr. Ramsden. In 1914, Mr. Ramsden sold the property to Mr. Walker Holborn who operated Holborn Hardware on High Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The house is important in defining, maintaining and supporting the character of Sutton because it reflects the village's early development and its relationship with Black River, the mill and the historic core. The property's prominent siting overlooking the river, its views toward the mill and falls, and the vantage points from the High Street bridge further strengthen its role in supporting Sutton's distinctive sense of identity.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings, named after the maple trees on the grounds and situated in proximity to other notable sites in Sutton including St. James Anglican Church and the Sutton Mill. The Black River runs along the west side of the property, and the house overlooks the falls and old mill across the river reinforcing its strong relationship with the historic core of Sutton. Its association with Mr. Summerfelt reinforces this connection as well: during his ownership, he operated the adjacent flour mill and had constructed a swing bridge across the river to link the property with the mill.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 32 River Street as a representative example of Georgina's 19th century Regency style:

- The two-storey height, scale, rectangular form, and massing of the original portion of the house with a hip roof.
- On all elevations, the brick cladding and large window openings with stone sills and lintels.
- On the principal (south) elevation, the Neoclassical-inspired main entrance with symmetrical sidelights and transom.
- On the west elevation, the brick chimney.
- The form and massing with canopylike roof of the wraparound veranda.
- The wood soffit and floor, Tuscan columns and wood railing at the curved portion of the wraparound veranda.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The placement and orientation of the main house on the well-treed lot along Black River, fronting onto River Street and set back significantly from the street.
- The view from the property towards the old mill, river and falls.
- The view towards the property from High Street bridge over the Black River.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. Micheal Smith is the owner of 32 River Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **117-119 HIGH STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

117-119 HIGH STREET

LT 1 BLK 73 PL 69 SUTTON; GEORGINA

03521-0042 (LT)

REASONS FOR DESIGNATION

The property at 117-119 High Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

The building has design value because it is representative of main street commercial style with Italianate influences. While currently clad in stucco, the detailed brickwork at a stepped cornice band with four recessed panels and projecting window arches are still largely legible through the stucco. The principal elevation has a storefront at the ground level, and two symmetrical round headed openings with a plaque in the middle reading "I.O.O.F. No 168, Erected in 1889".

The property has historical value because it has direct associations with the commercial portion of High Street, the Independent Order of Odd-Fellows and Sutton's first newspaper. The building was constructed in 1889 by the Independent Order of Odd Fellows (IOOF) and housed two shops at the ground floor, a Lodge room and Sutton's first Newspaper, the Sutton Herald, on the second floor. In 1970, the IOOF chapter was amalgamated with the Mount Albert Chapter and closed. Between 1897 and c.1912, postmaster Henry Treloar operated the

post office on the ground floor. Later, businesses including a general store, a jeweller, several grocers, snack bars and a variety store utilized the building.

The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

The property has contextual value as it contributes to the historic main street of Sutton, particularly the section of High Street which is mainly commercial between River and Middle Streets.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of vernacular main street commercial style. The building is currently clad in stucco (covering the original brick), however, the detailed brickwork including the cornice and pronounced brick voussoirs, are still largely legible through the stucco.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it is directly linked to several activities and institutions that influenced the social and commercial development of Sutton. Constructed in 1889 by the Independent Order of Odd Fellows, the building reflects the presence and influence of fraternal organizations within the community. Its dual function as a Lodge room and as the home of Sutton's first newspaper, the Sutton Herald, demonstrates the property's important early role as a centre for civic engagement and local identity. The ground floor continuously supported essential community services, most notably housing the post office under Postmaster Henry Treloar from 1897 to c. 1912. Over time, the property has continued to accommodate a variety of businesses, including general stores, a jeweller's, grocers, snack bars, and a variety store, reinforcing its long-standing association with the commercial activity along High Street, contributing to the commercial character and social fabric of High Street.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of Martin McLaughlin, local builder and craftsman who is responsible for other buildings in Sutton including the St. James Anglican Church at 31 River Street.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as it is located along the main street, High Street, in a section of the street that is mainly commercial (between River and Middle Streets) and continues to support the historical character of the streetscape.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street as a representative example of Georgina's 19th century main street commercial style with Italianate influences:

- The two-storey scale, form, and massing, and masonry construction of the building with a rectangular plan.
- On the principal (west), and north elevations the intricate cornice detailing, round headed window openings, projecting arches above the windows, and projecting sills.
- On the principal (west) elevation, the organization of the commercial storefront with a central entrance flanked by large display windows.
- On the principal (west) elevation, the symmetrical organization of second floor openings, and the sign indicating date of construction in between.
- On the north elevation, the placement of the ground floor door opening and segmental arch.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of 117-119 High Street in being physically and historically linked to its surroundings:

- The scale, form, and massing of the structure.

- The placement and orientation of the structure on its lot fronting onto High Street.
- On the principal (west) elevation, the commercial storefront at street level.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. Eva Nicole Lioutas and Joanna evelyn Lioutas are the owners of 117-119 High Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **12 TURNER STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

12 TURNER STREET

**LT 6 RANGE 3 N/S OF BOUCHIER ST PL TOWN PLOT OF KESWICK N GWILLIMBURY; GEORGINA
03497-0487 (LT)**

REASONS FOR DESIGNATION

The property at 12 Turner Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

12 Turner Street, known as Christ Church and constructed in 1862, has design and physical value because it is representative of a Gothic Revival church inspired by those in the British countryside. The one-storey building is constructed from local fieldstone, with a steeply pitched bell-cast gable roof clad in wood shakes. The building is rectangular in plan, with a smaller approximately square altar section at the east end of the building. The west façade of the building faces out over the church yard, with a gabled elevation surmounted by a timber belltower, and containing an eight-segmented rose window above two gothic arched windows. Two stone porches extend from the main mass of the church on the north and south sides. The south entrance is the main entrance to the building, and has a decorative porch frontispiece constructed of timber, with curved beams. The north porch is simpler, containing a door with a gothic arch. The main body of the building is divided into four bays, with each of the remaining three bays having paired gothic arched windows. The smaller altar portion of the building at the west end includes paired windows at either side, as well as a triple lancet window at the east façade. All windows have irregular stone voussoirs above them, with the paired side

windows forming a larger arch with stone infill between the pointed tops. The windows are largely diamond shaped leaded glass panes, with a multi-coloured stained-glass border.

The physical or design value of the site does not include Cayley Hall.

The property has historical and associative value because it has direct association with notable community members in Roches Point. Reverend Walter Stennett was a minister and academic who was appointed the fourth principal of Upper Canada College, in Toronto in 1857. He resigned in 1861 and moved to Roches Point, building Beechcroft as his residence. He ministered to the community from Alfred Wyndham's barn. Stennett designed and built Christ Church on land donated by his parents and served as the church's first rector until 1866.

Contextually, the property is valued for its use of locally sourced stone in the construction of the church, which materially and visually links the building to its surrounding landscape. The property has long served as a landmark institutional presence at the historic core of the Roches Point community. Together, the church, its churchyard, and the defining white picket fence establish a distinctive civic focus within the predominantly residential setting, reinforcing the traditional village character of Roches Point.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design or physical value because it is a rare, unique, representative or early example of a style, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of Gothic Revival church inspired by the British countryside churches. The building is constructed from local fieldstone and has a wood shake roof. It features Gothic Revival elements such as bargeboards, cupolas, and pointed arched windows.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with Rev. Walter Stennett, the rector who designed and built Christ Church. Previously, he had been a master at the Upper Canada College, Toronto and principal in 1857. He settled in Roches Point as a result of a nervous breakdown and needed to retire. Before the move, he had spent time at his parents' farm in Roches

Point and conducted services. Prior to the construction of the church, he held services in Alfred Wyndham's barn. He resided at 'The Lodge' located on the same street.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has historical and associative value because it demonstrates the work and ideas of Rev. Walter Stennett, the rector and Roches Point resident, who designed and built the church.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically and historically linked to its surroundings as an early public structure within the historic village of Roches Point. Furthermore, the material for the building was sourced locally.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 12 Turner Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular form with prominent gables and projecting porch and altar masses.
- The exterior irregular fieldstone walls.
- The steeply pitched bell-cast gable roofs, clad in shakes.
- The gabled west façade, surmounted by a timber belltower and containing an eight-segmented rose window above two Gothic-arched windows below.
- The south porch, serving as the main entrance, featuring a decorative timber frontispiece with curved beams.
- The north porch, with a Gothic-arched doorway.
- The four-bay organization of the main body of the church, with three-bays of each side containing paired Gothic-arched windows with irregular fieldstone voussoirs.
- The east altar section, with a lower gabled roof and paired Gothic-arched windows on the side elevations and a triple lancet window on the east façade, all with irregular stone voussoirs.
- The diamond-shaped leaded glass panes with multi-coloured stained-glass borders throughout the windows.

- The setting of the church within its churchyard.
- The definition of the churchyard through the use of white fencing.

Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 12 Turner Street as having direct associations with Rev. Walter Stennett:

- The form, scale, massing, orientation, and placement of the church.
- The exterior irregular fieldstone walls.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 12 Turner Street as being physically, functionally, visually and historically linked to its surroundings:

- The scale, form, and massing of the structure.
- The use of local fieldstone in the construction of the building.
- Its location at the historic centre of the Roches Point community, contributing to the small-scale, village character of Roches Point.
- Its setting within a defined churchyard, and the orientation of the church and its west façade, overlooking the churchyard and establishing a prominent visual and spatial focus within the community.
- Its location in a historic village, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. The Anglican Diocese of Toronto are the owners of 12 Turner Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **31 RIVER STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

31 RIVER STREET

**LT 5 BLK 1 PL 69 SUTTON; LT 6 BLK 1 PL 69 SUTTON; LT D BLK 1 PL 69 SUTTON; GEORGINA
03521-0130 (R)**

REASONS FOR DESIGNATION

The property at 31 River Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

The church has design and physical value because it is representative of a Gothic Revival church, with elements of other architectural styles. The one-storey building is constructed of red brick, brought from Beaverton to signify the building's importance, rather than using the more readily available local fieldstone. The building has a shallow-pitched roof with returning eaves and cornice at the gable end, with cornices continuing below the eaves along the side of the building, reminiscent of a Georgian style building, and visually connecting it with the adjacent parish hall, which had acted as a place of worship prior to the construction of the church. The primary west façade has a prominent, square tower with corner buttresses, which is surmounted by an ornate octagonal spire-lantern, surrounded by four smaller spires at each corner of the brick tower. The pointed arch entrance door is located on the front face of the tower, with lancet windows at the side elevations, and similarly shaped openings with vents at the second storey of the tower. At the east end of the building is a lower apse with a similarly pitched gable roof. The main body of the church is divided into three

bays, articulated by brick pilasters and each containing a large window with a gothic arch. The same window is repeated on the front façade at each side of the tower. Each of the pointed arch windows and lancets have a painted wood label mould with decorative label stops.

A rectangular building was constructed in 1957 at the rear of the building and is not part of the physical value of the building.

The property has historical and associative value because it has direct association with notable community members in Sutton, including James O'Brien Bouchier, who is referred to as the founder of Sutton. He came to Canada in 1818 with his brother William, who returned to England in 1822. He built the grist mill, sawmill and a woolen mill, and the settlement presently known as Sutton was known as Bouchier's Mills for a time. James Bouchier donated 10 acres of cleared land for the St. James Anglican Church in 1845, and he solicited donations from family and friends in England for the construction of the building, which was completed in 1858. The church was consecrated in 1862 by Bishop Strachan, the first Anglican Bishop of Toronto. The chief builder and carver of the church was Martin Mclaughlin, who operated the planning mill in the town, and Robert Till. Martin Mclaughlin was responsible for much of the woodwork throughout the town and is responsible for the interior carving between the chancel and nave. Mclaughlin was also responsible for other prominent buildings in the town, such as the Foresters Hall on High Street.

The property has contextual value as it supports and maintains the historic village character of Sutton as the first church constructed in the community. It is physically, functionally, and historically linked to the adjacent parish hall, together forming a historic church complex. The property is visually and spatially connected to its surroundings through its location within a larger churchyard and cemetery, and its prominent siting at the bend on River Street, where it serves as a recognizable landmark marking the transition from the main commercial corridor of Sutton. Together, the church, and the landscaped churchyard and cemetery form a distinctive civic ensemble within a predominantly residential setting that contributes to the traditional village character of this part of Sutton.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of Gothic Revival church style. The building is clad in red brick, features an ornate tower, peaked windows and doors, and stained glass.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with James O'Brien Bouchier (referred to as the founder of Sutton), as his English relatives' generosity made its construction possible in 1857. At the time, there were no other churches in Sutton. The property also has direct associations with the Anglican Church of Canada.

Criterion 6: The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Rationale for Designation: The property has associative value because it demonstrates and reflects the work and ideas of chief builder, Martin Mclaughin (who was also responsible for some of the interior carving), and Robert Till.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The church is important in defining, maintaining and supporting the character of Sutton, as the first church constructed in the community, reflecting the early development pattern of the village and its nineteenth century origins. Its prominent siting at the bend on River Street gives the church strong visual presence, marking the transition from Sutton's main commercial corridor into a more residential area.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, visually, and historically linked to its surroundings and the development of Sutton through its location within a larger landscaped churchyard and cemetery, which together establish a distinctive civic ensemble within the historic village. The property's relationship with the adjacent parish hall, which functioned as an earlier place of worship, creates a historic church complex.

Criterion 9: The property has contextual value because it is a landmark.

Rationale for Designation: The building's recognizable silhouette, including its brick tower and spire-lantern, makes it a landmark within Sutton.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 31 River Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular plan with a prominent central tower at the west end and lower apse at the east end.
- The red brick masonry exterior walls.
- The main body of the church, organized into three bays articulated by brick pilasters, each containing a large pointed-arch window with geometric stained glass.
- The shallow-pitched gable roof with returning eaves and continuous cornices at the gable ends and side elevations, recalling Georgian architectural influences.
- The square brick tower on the primary (west) façade, featuring brick corner buttresses, an ornate octagonal spire-lantern, and four smaller corner spires.
- The pointed-arched entrance opening on the front face of the tower, and the lancet window openings on the tower's side elevations, and lancet vent openings on the upper storey.
- The pointed-arch windows on either side of the tower on the west façade, with elaborate stained glass with iconography.
- The painted wood label moulds with decorative label stops above the pointed-arch windows and lancet openings.
- The lower apse at the east end of the building.
- The building's siting within the landscaped churchyard and cemetery.

Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 31 River Street as having direct associations with local craftsmen Martin McLaughlin and Robert Till, religious congregations, and James O'Brien Bouchier:

- The church and churchyard's setting on a treed site, on land donated by James O'Brien Bouchier.
- The exterior woodwork and windows associated with local craftsmen Martin McLaughlin and Robert Till.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 31 River Street as maintaining the historic character of Sutton and as being physically, functionally, visually and historically linked to its surroundings:

- The church and churchyard's presence in the core of Sutton, contributing to the village character of the area.
- The location of the church at the bend on River Street, creating a terminating vista.
- The property's physical, functional, and historical relationship with the adjacent parish hall, together forming a historic church complex.
- The church's visual and functional connection to the surrounding churchyard and cemetery.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. The St James Anglican Church are the owner of 31 River Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **180 CHURCH STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

180 CHURCH STREET

PT LT 14 CON 3 N GWILLIMBURY PTS 2, 3 65R9946 ; GEORGINA

03491-0057 (LT)

REASONS FOR DESIGNATION

The property at 180 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

The building, constructed in 1879, has design and physical value because it is representative of a Gothic Revival church, with elements of other architectural styles. The one-storey building is constructed of red brick with buff brick accents and is rectangular in plan. The building has a steeply pitched roof with simple eaves with exposed rafter tails and purlin ends. The primary south façade has a prominent, square tower, which is surmounted by an octagonal spire-lantern with a shingled roof. Each face of the lantern has a tall, narrow trefoil vent, and the soffit of the spire roof is bracketed at the intersection of each face of the lantern. The entrance door is set within a pointed arch on the front face of the tower, with a pair of lancet windows at the upper storey of the tower. The corners of the tower and of the main body of the building have contrasting buff brick toothed quoining, and the voussoirs of the pointed arches are also contrasting. On the primary façade, at either side of

the tower is a gothic-arched window, with geometric divisions and a coloured glass border. At each side elevation of the building (the east and west), there are four of these windows present.

The building was raised in 1925 and placed on new foundations to allow for the creation of a basement. In the intervening years a rectangular addition with low-hipped-roof was constructed on the west side of the building. The parged foundations and addition are not part of the physical value of the building.

The property has historical and associative value because it has direct association with the early settler Mary Stodgill, and her work to introduce a Christian Church service to the area. Mary Stodgill and her husband Solomon left Greenville, New York for Newmarket in 1817. Having been baptized in the Christian Church, Mary wrote letters to encourage a preacher to come to the area, with success in 1821, when Brother Allen Huntley arrived. Rather than stay in Newmarket, he went with Mary's visitor Darius Mann to Lake Simcoe and founded the first Christian Church in Canada on October 21, 1821. As the congregation grew, a meeting house was constructed on this site in 1856, with the present building replacing the meeting house in 1879.

The property has contextual value as it supports and maintains the presence of the village character of Keswick and contributes to the understanding of Church Street as a historic route in the town. The building is historically connected to the site, as the location of the first meeting house, and is visually connected to the surroundings as the prominent spire is visible from a number of viewpoints along the street and from the village core.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value because it is representative of a Gothic Revival church. The building is clad in red brick with contrasting buff brick elements, features an eight-sided tower, peaked windows and doors, and stained glass.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with the early settler Mary Stodgill and the work of introducing the first Christian Church service in the area.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The church is important in defining, maintaining and supporting the historic character of Church Street in Keswick.

Criterion 9: The property has contextual value because it is a landmark.

Rationale for Designation: The property is considered a landmark because of its prominence within Keswick and its association with the street that bears its name.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the 180 Church Street as a representative example of Georgina's 19th century Gothic Revival style:

- The church's overall height, scale, and rectangular plan with a prominent central tower.
- The red brick construction with buff brick accents, including contrasting toothed brick quoining at the corners of the tower and main body, and buff brick voussoirs above the pointed-arch openings.
- The steeply pitched gable roof with simple eaves featuring exposed rafter tails and purlin ends.
- The square brick tower on the primary (south) façade, surmounted by an octagonal spire-lantern.
- The octagonal lantern's tall, narrow trefoil vents on each face, and the bracketed soffit beneath the spire roof.
- The pointed-arch entrance opening on the front face of the tower, and the paired lancet window openings at the tower's upper storey.
- The pointed-arch windows with geometric divisions and coloured glass borders on either side of the tower on the primary façade, and the series of four similar Gothic-arched windows on both the east and west side elevations.
- The church's siting and relationship on its original lot along Church Street.

Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 180 Church Street as having direct associations with religious congregations in Georgina:

- The church's location on the site of the first meeting house for the first Christian Church in Canada.

- The church's location on the site of the first meeting house for the congregation which is still active as the Keswick Christian Church.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of 180 Church Street in being physically, functionally, visually and historically linked to its surroundings:

- The church's presence in the core of Keswick, contributing to the village character of the area.
- The church's location on Church Street, contributing to the understanding of the street as a historic route in the town.
- The visual prominence of the church building, with the spire visible from a number of vantage points in the area.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. Jonathan Joli is the owner of 180 Church Street.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **25152 WARDEN AVENUE**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

25152 WARDEN AVENUE

PT E1/2 LT 16 CON 4 N GWILLIMBURY AS IN NG10433, NG5655; GEORGINA

03500-0067 (LT)

REASONS FOR DESIGNATION

The property at 25152 Warden Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

The building, constructed in 1880, has design and physical value because it is representative of a Carpenter Gothic style church, with elements of other architectural styles. The one-storey building is rectangular in plan, with a porch at the east face of the building, containing the entrance door. The main body of the church and porch have moderately sloped gable roofs, with the porch sitting lower than that of the main building mass. Constructed of wood, the siding has been covered by a modern horizontal wood siding. The entrance door has a pointed arch transom with simple curved wood tracery dividing the transom into three panes. This is repeated on each of the three windows per side of the building at the north and south elevations. The openings have painted moulded wood trim and sills. The modern horizontal siding and rear addition is not part of the physical value of the building.

The property has historical and associative value because it has direct association with the Free Methodist congregation in Georgina Township, serving as the only place of worship for the denomination in the township.

The church was originally called the North Church, and was constructed on the farm of Robert Pegg, and moved to land donated by Mr. A Willoughby in 1928 by a team of horses.

The property has contextual value as it supports and maintains the presence of the village character of Belhaven. It is visually connected to the surroundings, specifically the neighbouring house-form building to the north which had served as the parsonage for the church.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property is a unique example of a Carpenter Gothic church, featuring the modest scale, pointed-arch detailing, and wood craftsmanship that define the style.

Criterion 5: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Rationale for Designation: The property is significant for its association with the Free Methodist Church, serving as the only place of worship for the denomination within the township.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in supporting the character of the historic core of Belhaven, as part of the development of amenities along the main street.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property is functionally linked to the neighbouring building, having served as the parsonage for the church.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the 25152 Warden Avenue as a representative example of Georgina's 19th century Carpenter Gothic Church style:

- The church's overall height, modest scale, and rectangular plan with a gable-roofed porch projecting from the east façade.
- The moderately pitched gable roofs of the main mass and porch, with the porch roof set below the main roofline.
- The wood construction of the building.
- The pointed-arch entrance transom with simple curved wood tracery dividing the transom into three panes.
- The pointed-arch openings on the north and south elevations, each containing hung windows with divided transoms matching the entrance transom.
- The painted moulded wood trim framing the door, and the painted moulded wood trim and sills framing the window openings.
- The Carpenter Gothic expression evident in the pointed-arch detailing and craftsmanship.
- The building's siting on its current location within the village of Belhaven.

Historical and Associative Value

Attributes that contribute to the cultural heritage value of the property at 25152 Warden Avenue as having the potential to yield associations with religious congregations and members of the Belhaven community:

- The property's location in the village of Belhaven, serving as the only location for worship for the Free Methodist congregation in Georgina Township.
- The building's location in the village of Belhaven, on land donated by Mr. A Willoughby and reflecting its relocation by a team of horses in 1928.
- Its location in a town centre, representation of the spread of religious congregations across Georgina in the late 19th and early 20th centuries.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of 25152 Warden Avenue in being physically, functionally, visually and historically linked to its surroundings:

- The church's presence in the core of Belhaven, contributing to the village character of the area.

- Its visual and historical relationship with the neighbouring house-form building to the north, which historically served as the parsonage for the church.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. The Belhaven Free Methodist Church in Trust are the owners of 25152 Warden Avenue.



GEORGINA

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c.O. 18 SECTION 29 (3)

AND IN THE MATTERS OF LAND AND PREMISES, known as **132-134 HIGH STREET**

NOTICE OF INTENT TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

TAKE NOTICE that the Council of the Corporation of the Town of Georgina intends to designate the following property for reasons of cultural and heritage value or interest:

132-134 HIGH STREET

LT 1 BLK 9 PL 69 SUTTON EXCEPT PTS 8 & 9 65R10929; S/T R530338; GEORGINA

03504-0147 (LT)

REASONS FOR DESIGNATION

The property at 132-134 High is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Ontario Regulation 9/06, (Criteria for Determining Cultural Heritage Value or Interest) which establishes the prescribed provincial criteria for municipal designation.

DESCRIPTION

The building has design and physical value because it is a unique and early example of a vernacular building adapted to the evolving needs of the Village of Sutton as it grew from its founding to the present day. The original building, constructed circa 1820s, sits on stone foundations three feet thick, and was originally board and batten on the exterior, though this has been covered in siding. The building has a gabled roof, with a moderate pitch in the centre portion of the building, and a slightly lower pitch in the northwest section closest to the river, as well as the southeast section, though this section has been obscured with the addition of a parapet. The central portion of the building facing onto High Street has two rectangular windows on the second level, and a central ground level entrance flanked by two large window openings, reflecting the building's use as commercial space on High Street. The northwest elevation has been obscured by additions, but evidence of the original openings remains, including what would have been an upper-level window on this façade. The earlier composition of this façade included three rectangular windows at the upper storey, over a central door

flanked by two windows at the river level, which reflected the need for access to the river and river travelers for trade. The remnants of this second of the dual sides of the building are important for the physical demonstration of the evolution of the town's main thoroughfare from the river to High Street, as the adjacent commercial strip developed with the growth of the town. The ridge line of the building previously had two brick chimneys, with a third brick chimney at the southwest side still existing. The additions at the northwest elevation are not part of the value of the building.

The property has historical and associative value because it has direct association with notable community members in Sutton, including James O'Brien Bouchier, who is referred to as the founder of Sutton. He came to Canada in 1818 with his brother William, who returned to England in 1822. He built the grist mill, sawmill and a woolen mill, and the settlement presently known as Sutton was known as Bouchier's Mills for a time. This building served as his dry goods store, and he and his family temporarily resided here following a fire in his home, later constructing the residence at 153 High Street, known as the Manor. This building served as the first post office in Georgina, with service starting in 1831. It has continued to contribute to the commercial life of Sutton through various commercial uses.

The property has contextual value as it supports and maintains the presence of the village character of Sutton and is physically linked with the Black River through its orientation toward the river as one of the earliest structures in the town, prior to the development of the adjacent High Street commercial area. It is visually connected to the surroundings, acting as a visual landmark as one crosses the High Street bridge over the river.

STATEMENT OF CULTURAL HERITAGE VALUE

Under Ontario Regulation 9/06, the property meets the following criteria:

Criterion 1: The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Rationale for Designation: The property has design and physical value for the original entrance located with its orientation toward the river. The river facing facade is in the Georgian style, where the High Street facing side takes on a vernacular character, adapting to the changes in the development of the town.

Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Rationale for Designation: The property has historical and associative value because it has direct associations with the founding of Sutton and James O'Brien Bouchier. Bouchier is referred to as the founder of Sutton, and he and his wife were the first European inhabitants of this small settlement. The property is the site of the first store in Sutton built by Bouchier and later first post office in Georgina. Built around 1820s, the building is one of the earliest structures in Sutton still standing. By 1880s, the building was called "Sutton Variety Store". Furthermore, the property has historical associations with the Black River as the front of the building originally faced the river, for access to Indigenous Peoples, traders and other river travelers.

Criterion 7: The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Rationale for Designation: The property is important in defining, maintaining and supporting the character of Sutton as one of the earliest structures, constructed in the historic core of the settlement and continues to support the historical character of the streetscape.

Criterion 8: The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Rationale for Designation: The property has contextual value because it is physically, functionally, visually and historically linked to High Street, vistas from the High Street bridge, and the Black River. The building was constructed as the first store in Sutton and in proximity to the river to allow trades with river travelers and the Indigenous Peoples.

DESCRIPTION OF HERITAGE ATTRIBUTES

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of 132-134 High Street as a unique example of a vernacular building adapted to the evolving needs of the Village of Sutton:

- The building's overall height, scale, and irregular rectangular plan reflecting its evolution over time.
- The original stone foundation, approximately three feet thick.
- The gabled roof with a moderate pitch over the central portion of the building and slightly lower pitches over the northwest and southeast sections.
- The central portion of the south (High Street) façade, featuring two rectangular windows at the upper storey and a centrally placed ground-level entrance flanked by two large window openings, reflecting its commercial use.

- The original window openings on the northwest (river-facing) elevation.
- The surviving brick chimney.
- The dual-aspect nature of the site, with the elevation at High Street and an increased height along the river.

Historical or Associative Value

Attributes that contribute to the cultural heritage value of the property at 132-134 High Street as having direct associations with James O'Brien Bouchier and Sutton's origins:

- The building's location on High Street, reflecting historic commercial uses including as the dry goods store of James O'Brien Bouchier.
- Its location in the Village of Sutton, reflecting a central location and historic use as the first post office in Georgina.
- The building's two-sided appearance, reflecting the importance of both High Street and the Black River to trade.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 132-134 High Street as maintaining the historic character of Sutton and as being physically, functionally, visually and historically linked to its surroundings:

- The property's contribution to the historic village character of Sutton as one of the earliest surviving commercial buildings in the community.
- The physical, visual and historical relationship of the property with the Black River, reflecting the early importance of the waterway and the relationship to the town.
- Its orientation toward both the river and High Street, illustrating the town's shifting commercial focus over time.
- Its visibility as a local landmark when viewed from the High Street bridge, reinforcing its connection to the riverfront setting.
- Its contribution to the continuity of historic scale, and form within the High Street corridor.

ADDITIONAL INFORMATION

Further information is available for viewing at the Office of the Clerk in the Town of Georgina Municipal Offices, 26557 Civic Centre Road, Keswick, Ontario.

TIME FOR DELIVERY OF NOTICE OF OBJECTION

Under the Ontario Heritage Act, a Notice of Objection to the intention to designate the property described above may be served by the owner to the Clerk within thirty days of the date of publication of this Notice. The last day to appeal by the owner for the proposed designation is March 20, 2026. Choghrol Dindoust the owner of 132-134 High Street.